

STATE OF GEORGIA

COUNTY OF CLAYTON

RESOLUTION NO. 2021 - 169

A RESOLUTION TO INITIATE AMENDMENTS TO APPENDIX A, ARTICLES 2 AND 3 TO CREATE AN NEW RESIDENTIAL ZONING CLASSIFICATION KNOWN AS RMTSF; TO SET FORTH THE PERMITTED USES AND DEVELOPMENT STANDARDS FOR SAID DISTRICT; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, the Clayton County Board of Commissioners has the authority under O.C.G.A. § 36-66-4 to amend its Zoning Ordinance codified in Section 1.1 of Appendix A of the Clayton County Code; and

WHEREAS, past ordinances allowed single-family uses as a permitted use in RM-Residential Multi-Family zoning districts and many of these properties were mixed density developments consisting of apartments, duplexes, townhomes, and single-family detached dwellings all developed under the RM zoning classification; and

WHEREAS, over a period of years, the Zoning Ordinance has been amended to remove single-family dwellings as a permitted use within the RM zoning classification thereby making the existing single-family dwellings non-conforming uses; and

WHEREAS, the RM single-family dwellings that require upgrades or expansion are not currently allowed unless the property is made conforming to the current zoning classifications; and

WHEREAS, creating a new zoning classification which addresses those single-family existing developments will allow improvements to those existing dwellings which will contribute to the County's sustainability of stable residential communities as well as benefit the tax base; and

WHEREAS, the County finds that is in the best interest of the citizens of Clayton County that the County create a new residential zoning district to be known as "RMTSF" and said permitted uses and development standards for this RMTSF zoning classification to be spelled out in conjunction with the same; and

WHEREAS, the County finds that is in the best interest of the citizens of Clayton County that these standards are set forth with specificity to reduce or eliminate any adverse impact of these changes on the surrounding properties; and

WHEREAS, pursuant to Section 1.14(A)(1) of the County Code, the Board of Commissioners deem it in the best interest of the citizens of Clayton County, and the County will best be served by initiating amendments to Appendix A, Articles 2 and 3 of the Zoning Ordinance to create the new residential zoning district known as "RMTSF" in accordance with the procedures of State law and the Board of Commissioners' Rules and Procedures.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
CLAYTON COUNTY, GEORGIA, AND IT IS HEREBY RESOLVED

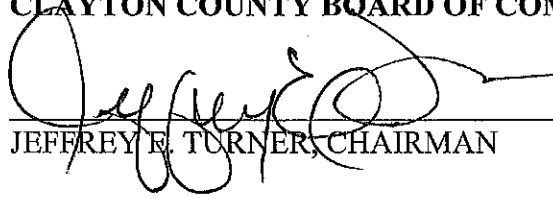
**Section 1.** Pursuant to provisions of Georgia law and the Clayton County Code of Ordinances, the Board of Commissioners hereby directs appropriate staff to initiate a text amendment to the Official Zoning Code to amend Appendix A, Articles 2 and 3 to codify a new residential zoning district known as "RMTSF" and to clarify the permitted uses and development standards allowed in conjunction with the same.

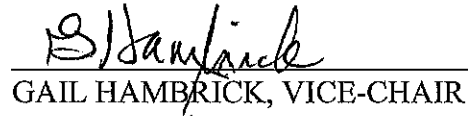
**Section 2.** This Resolution shall become effective upon its approval by the Board of Commissioners.

**[signatures continued on following page]**

SO RESOLVED, this 3<sup>rd</sup> day of August, 2021.

**CLAYTON COUNTY BOARD OF COMMISSIONERS**

  
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JEFFREY E. TURNER, CHAIRMAN

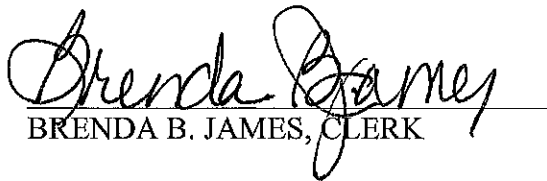
  
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GAIL HAMBRICK, VICE-CHAIR

  
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FELICIA FRANKLIN, COMMISSIONER

  
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DEMONT DAVIS, COMMISSIONER

*(vacant)*  
\_\_\_\_\_  
COMMISSIONER DISTRICT 1

ATTEST:

  
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BRENDA B. JAMES, CLERK